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A REGULAR MEETING OF THE FAUQUIER COUNTY BOARD OF  
SUPERVISORS WAS HELD SEPTEMBER 17, 1996 AT 2:00 P.M. IN  
WARRENTON, VIRGINIA

P R E S E N T    Mr. David C. Mangum, Chairman; Mr. James G. Brumfield,  
Vice Chairman; Mr. Wilbur W. Burton; Mr. James R. Green, Jr.; Mr.  
Larry L. Weeks; Mr. G. Robert Lee, County Administrator; Mr.  
Paul S. McCulla, County Attorney

RAPPAHANNOCK-RAPIDAN COMMUNITY SERVICES BOARD (RRCSB)  
PROPERTY ACQUISITION

A work session was held with members and staff of the Rappahannock-  
Rapidan Community Services Board to discuss property acquisition and related  
concerns.

UPDATE ON CONSTRUCTION OF MONROE PARK

A work session was held with Parks and Recreation Board members and  
staff to discuss construction of Monroe Park.

DISCUSSION OF RESIDENCY REQUIREMENTS FOR ALL DEPARTMENT  
HEADS AND SENIOR LEVEL STAFF

A work session was held to discuss residency requirements for all County  
department heads and senior level staff.

DISCUSSION OF PROPOSED ZONING ORDINANCE TEXT AMENDMENT  
RELATING TO FIRING RANGES

A work session was held to review and discuss the current Zoning  
Ordinance requirements for firing ranges.

DISCUSSION OF AMENDMENTS TO THE BIG BOX ZONING ORDINANCE  
PROVISIONS

A work session was held to review and discuss a proposed amendment to

the Zoning Ordinance relating to uses split by jurisdictional boundaries.

The meeting was reconvened in Regular Session at 6:30 p.m. in the Warren Green Meeting Room.

#### ADOPTION OF THE AGENDA

Mr. Brumfield moved to adopt the Agenda subject to adding A Resolution to Confirm that the Improvements to M.M. Pierce, Fauquier High School, and W.G. Coleman are to be Considered as One Combined Project to the Agenda for consideration. Mr. Weeks seconded, and the vote for the motion was unanimous as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur W. Burton; Mr. James R. Green, Jr.; Mr. Larry L. Weeks

Nays: None

Absent During Vote: None

Abstention: None

#### CITIZENS TIME

Doug Norman spoke in opposition to changes in the Zoning Ordinance relating to firing ranges.

#### CONSENT AGENDA

Mr. Burton moved to adopt the following Consent Agenda items subject to discussion of A Resolution Authorizing Advertisement of a Public Hearing to Consider a Request for Boundary Line Adjustment Between Fauquier and Warren Counties. Mr. Brumfield seconded, and the vote for the motion was unanimous as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur W. Burton; Mr. James R. Green, Jr.; Mr. Larry L. Weeks

Nays: None

Absent During Vote: None

Abstention: None

Approval of the Minutes of the September 3, 1996 Regular Meeting

Lewis and Margaret Springer -- Preliminary Subdivision Plat

No action was taken.

Charles G. Keller -- Preliminary Subdivision Plat

No action was taken.

M.M. Pierce Elementary School -- Final Site Plan

No action was taken.

Catlett Branch of the State Bank of Remington -- Final Site Plan

No action was taken.

A RESOLUTION OF INTENT TO AMEND THE FAUQUIER COUNTY ZONING  
ORDINANCE TO ADD SECTION 2-205 REGULATING USES SPLIT BY  
JURISDICTIONAL BOUNDARIES

Mr. Brumfield moved to adopt a resolution of intent to amend the Zoning Ordinance relating to uses split by jurisdictional boundaries that would not exempt any site plan application or zoning permit application filed before the adoption date of the ordinance. Mr. Green seconded, and the vote for the motion was 2 to 3 as follows:

Ayes: Mr. James G. Brumfield; Mr. James R. Green, Jr.  
Nays: Mr. David C. Mangum; Mr. Wilbur W. Burton; Mr. Larry L.  
Weeks  
Absent During Vote: None  
Abstention: None

Mr. Weeks then moved to adopt the following resolution. Mr. Burton seconded, and the vote for the motion was 3 to 2 as follows:

Ayes: Mr. David C. Mangum; Mr. Wilbur W. Burton; Mr. Larry L.  
Weeks  
Nays: Mr. James G. Brumfield; Mr. James R. Green, Jr.  
Absent During Vote: None  
Abstention: None

RESOLUTION

A RESOLUTION OF INTENT TO AMEND THE FAUQUIER COUNTY  
ZONING ORDINANCE TO ADD SECTION 2-205 REGULATING USES SPLIT  
BY JURISDICTIONAL BOUNDARIES

WHEREAS, the Fauquier County Zoning Ordinance contains no provision expressly addressing uses split by jurisdictional boundaries; and

WHEREAS, the Board of Supervisors wishes to clarify its regulation of uses split by jurisdictional boundaries; and

WHEREAS, by its adoption of this resolution the Board of Supervisors determines that is in the best interest of the County to consider amending its Zoning Ordinance to regulate uses split by jurisdictional boundaries; now, therefore, be it

RESOLVED, this 17th day of September 1996, by the Board of Supervisors of Fauquier County, THAT the Board of Supervisors be and does hereby initiate a text amendment to the Fauquier County Zoning Ordinance to add Section 2-205 regulating uses split by jurisdictional boundaries, said amendment proposed to read as follows:

2-205 Uses Split by Jurisdictional Boundaries

Notwithstanding any other provision of this ordinance any use split by a boundary of this County and any other locality which if located wholly within this County would require a special exception, special permit or administrative permit under the terms of this ordinance shall require a special exception, special permit or administrative permit for the portion of the use located within the County.

and; be it

FURTHER RESOLVED, that the proposed text amendment be and is hereby referred to the Fauquier County Planning Commission for consideration, hearing and recommendation as appropriate; and, be it

FINALLY RESOLVED that any ordinance regulating uses split by jurisdictional boundaries shall include a provision that the ordinance will not be applicable to any site plan application or zoning permit application filed before the adoption date of the ordinance.

A RESOLUTION TO CONFIRM THAT THE IMPROVEMENTS TO M.M. PIERCE, FAUQUIER HIGH SCHOOL, AND W.G. COLEMAN ARE TO BE CONSIDERED AS ONE COMBINED PROJECT

Mr. Brumfield moved to adopt the following resolution. Mr. Burton seconded, and the vote for the motion was unanimous as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur W. Burton; Mr. James R. Green, Jr.; Mr. Larry L. Weeks

Nays: None

Absent During Vote: None

Abstention: None

#### RESOLUTION

A RESOLUTION TO CONFIRM THAT THE IMPROVEMENTS TO M. M. PIERCE, FAUQUIER HIGH SCHOOL, AND W. G. COLEMAN ARE TO BE CONSIDERED AS ONE COMBINED PROJECT

WHEREAS, the Board of Supervisors and the School Board have previously agreed that improvements to three existing schools (M. M. Pierce, Fauquier High School, and W. G. Coleman) should be considered as one project for financing and programming purposes; and

WHEREAS, a joint committee of the School Board and Board of Supervisors worked diligently to develop a funding program for the aforesaid improvements to existing schools and the funding program was officially endorsed by both the Board of Supervisors and the School Board; and

WHEREAS, the first scheduled component of the combined school improvements project was placed for competitive bid and the low bid substantially exceeded the estimate of the design architects; now, therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 17th day of September 1996, That the Board of Supervisors does hereby affirm that the improvements to M. M. Pierce, Fauquier High School, and W. G. Coleman are to be considered as a unified capital project; and, be it

RESOLVED FURTHER, That the School Board be, and is hereby, respectfully requested to adopt this Resolution to evidence concurrence with the sentiments expressed herein.

A RESOLUTION AUTHORIZING ADVERTISEMENT OF A PUBLIC HEARING  
TO CONSIDER A REQUEST FOR A BOUNDARY LINE ADJUSTMENT  
BETWEEN FAUQUIER AND WARREN COUNTIES

Mr. Green moved to adopt the following resolution. Mr. Brumfield seconded, and the vote for the motion was unanimous as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur W. Burton; Mr. James R. Green, Jr.; Mr. Larry L. Weeks

Nays: None

Absent During Vote: None

Abstention: None

RESOLUTION

A RESOLUTION TO AUTHORIZE ADVERTISING A PUBLIC  
HEARING TO CONSIDER ENTERING INTO AN AGREEMENT WITH  
THE COUNTY OF WARREN PROVIDING FOR AN ADJUSTMENT OF  
ITS BOUNDARIES PURSUANT TO 15.1-103.1 CODE OF VIRGINIA

WHEREAS, the County of Warren has determined that the adjustment of its boundaries between it and Fauquier County is both necessary and expedient for the purpose of including Lot B, Block N of the Highknob Subdivision with the County of Warren and not in the County of Fauquier and that this is in the best interest of the people in the County of Warren, the owners of Lot B, Block N of the Highknob Subdivision and the people in the County of Fauquier and considering the best interest of the State in promoting strong and viable units of government; and

WHEREAS, the County of Warren has been serving all the lots in the Highknob Subdivision from the time the subdivision was platted and it was thought that all the lots, including Lot B, Block N, were in fact located in the Highknob Subdivision; and

WHEREAS, Lot B, Block N of the Highknob Subdivision should be within the County of Warren and not in the County of Fauquier because there is a community of interest in being located in the County of Warren and not in the County of Fauquier since all public services are provided to this subdivision by the County of Warren which include, but are not necessarily limited to, schools, fire, police, etc.; and

WHEREAS, the area of Warren County in which Lot B, Block N is to be included, instead of the County of Fauquier, has a need for continuing services from the County of Warren; and

WHEREAS, there would be no loss to the County of Fauquier since the County of Warren has been providing all the services for Lot B, Block N of the Highknob Subdivision since the subdivision was created; and

WHEREAS, supervisors of the County of Fauquier have determined that such an adjustment is in the best interest of the county and are in agreement with the County of Warren to adjust the boundary for Lot B, Block N of the Highknob Subdivision such that it will be included in the County of Warren and not the County of Fauquier; now, therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 17th day of September 1996, That:

1. The County of Fauquier shall initiate and pursue all such procedures as may be necessary to accomplish the boundary adjustment such that Lot B, Block N of the Highknob Subdivision will be included in the County of Warren and not in the County of Fauquier, subject and pursuant to Section 15.1-1031.1 of the Code of Virginia of 1950, as amended, according to the plat and survey of boundary line adjustment of Larry C. Himelwright, certified land surveyor number 1314.
2. That the County Administrator is authorized to take all such actions as are necessary to accomplish the objectives set forth herein.
3. That the County Attorney is directed to undertake such steps as necessary to prepare, file and prosecute jointly with the County of Warren a petition to the Circuit Court of Fauquier County, Virginia pursuant to Section 15.1-1031.2 of the Code of Virginia of 1950, as amended, for the entry of an Order approving the new boundary line between the County of Fauquier and the County of Warren as agreed.
4. That the Board of Supervisors, throughout the course of these proceedings, shall continue to work with the appropriate officials of the County of Warren to obtain the mutual objectives contained herein.

A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION TO THE VIRGINIA PUBLIC SCHOOL AUTHORITY FOR A LOAN IN AN APPROXIMATE PRINCIPAL AMOUNT OF \$9,000,000 AND REQUESTING AND CONSENTING TO THE ISSUANCE OF SCHOOL BONDS

Mr. Brumfield moved to adopt the following resolution. Mr. Weeks seconded, and the vote for the motion was unanimous as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur W. Burton; Mr. James R. Green, Jr.; Mr. Larry L. Weeks  
Nays: None  
Absent During Vote: None  
Abstention: None

At a regular meeting of the Board of Supervisors of Fauquier County, Virginia, held on the 17th day of September 1996, at the time and place established by such Board for its regular meetings in accordance with Section 15.1-536 of the Code of Virginia of 1950, as amended, at which the following members were present and absent:

PRESENT: David C. Mangum, Chairman  
James G. Brumfield, Vice Chairman  
Wilbur W. Burton, Member  
James R. Green, Jr., Member  
Larry L. Weeks, Member

ABSENT: None

the following resolution was adopted by the affirmative roll call vote of a majority

of all members of the Board of Supervisors, the ayes and nays being recorded in the minutes of the meeting as shown below:

MEMBER VOTE

David C. Mangum	aye
James G. Brumfield	aye
Wilbur W. Burton	aye
James R. Green, Jr.	aye
Larry L. Weeks	aye

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION  
TO THE VIRGINIA PUBLIC SCHOOL AUTHORITY FOR A LOAN  
IN AN APPROXIMATE PRINCIPAL AMOUNT OF \$9,000,000

WHEREAS, the Board of Supervisors (the "Board") of Fauquier County, Virginia (the "County"), in collaboration with the Fauquier County School Board, has determined that it is necessary and desirable for the County to undertake capital improvements for its public school system;

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF FAUQUIER  
COUNTY, VIRGINIA:

1. The Board hereby authorizes the filing of an application to the Virginia Public School Authority for a loan to the County in an approximate principal amount of \$9,000,000 to finance capital improvements for its public school system. The actions of the County Administrator, in collaboration with the other officers of the County and the Fauquier County School Board, is hereby authorized and directed to complete such application and deliver it to the Virginia Public School Authority.

2. This resolution shall take effect immediately.

RECEIVE PUBLIC COMMENTS ON A PROPOSAL FOR THE BOARD OF  
SUPERVISORS TO DEED OWNERSHIP OF EDGEHILL SUBDIVISION WELL  
LOTS TO THE FAUQUIER COUNTY WATER AND SANITATION AUTHORITY

A public hearing was held to consider deeding ownership of Edgehill Subdivision well lots to the Fauquier County Water and Sanitation Authority. No one spoke. The public hearing was closed. Mr. Mangum moved to adopt the following resolution. Mr. Weeks seconded, and the vote for the motion was 4 to 0 as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur  
W. Burton; Mr. Larry L. Weeks

Nays: None

Absent During Vote: Mr. James R. Green, Jr.

Abstention: None

RESOLUTION

A RESOLUTION AUTHORIZING TRANSFER OF EDGEHILL SUBDIVISION  
WELL LOTS TO THE FAUQUIER COUNTY WATER AND SANITATION  
AUTHORITY

WHEREAS, Fauquier County is currently the record title owner of the well lots for Edgehill Subdivision, said lots being more particularly described as PIN

#6971-94-1309-000 and PIN #6971-94-9578-000; and

WHEREAS, the Fauquier County Water and Sanitation Authority has requested that the Board of Supervisors deed the ownership of said lots to the Authority; and

WHEREAS, the Board of Supervisors has determined that it is in the best interest of the citizens of the County of Fauquier that the ownership of the aforesaid well lots be transferred to the WSA; now, therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 17th day of September 1996, That the Chairman of the Board of Supervisors be, and is hereby, authorized to execute such deeds and other documents as are necessary to transfer ownership of the Edgehill Subdivision well lots to the Fauquier County Water and Sanitation Authority, said lots being more particularly described as PIN #6971-94-1309-000 and PIN #6971-94-9578-000.

FAUQUIER COUNTY CODE AMENDMENT -- SECTION 7-3(1)(A) AND (2)(A) --  
AMEND THE DESCRIPTION OF THE BALDWIN RIDGE AND CASANOVA  
PRECINCTS

A public hearing was held to consider amending Section 7-3(1)(a) and (2)(a) of the Fauquier County Code to correctly identify the Virginia Route Number of Old Meetze Road between the new by-pass and its intersection with new Route 643 as Virginia Route 672 and to delete the reference to US Route 211 in the description of US Route 15-29-211. No one spoke. The public hearing was closed. Mr. Burton moved to adopt the following ordinance. Mr. Weeks seconded, and the vote for the motion was 4 to 0 as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur W. Burton; Mr. Larry L. Weeks

Nays: None

Absent During Vote: Mr. James R. Green, Jr.

Abstention: None

#### ORDINANCE

AN ORDINANCE AMENDING SECTION 7-3(1)(a) AND (2)(a) OF THE CODE  
OF FAUQUIER COUNTY

WHEREAS, Sections 7-3(1)(a) and (2)(a) of the Code of Fauquier County require amendment to correct a misidentification of Old Meetze Road as Virginia Route 672 rather than the correct Route 670 and to delete references to U.S. Route 211 in the description of the Baldwin Ridge and Casanova precincts; and

WHEREAS, after due notice and hearing as required by law the Board of Supervisors of Fauquier County be its adoption of this ordinance determines that the proposed amendments are in the best interest of the citizens of Fauquier County; now, therefore, be it

ORDAINED, this 17th day of September, 1996 by the Board of Supervisors of Fauquier County, That Sections 7-3(1)(a) and (2)(a) of the Code of Fauquier County relating to the description of the Baldwin Ridge and Casanova precincts be and are hereby amended as follows:

Sec. 7-3. Same-Precincts boundaries.



The boundaries of the respective precincts are as set forth below. References to all roads, railroads and watercourses are to their center lines.

(1) Cedar Run magisterial district:

(a) Casanova precinct: Starting at the intersection of the eastern cul de sac of Va. Route 672 670 and the corporate limits of the Town of Warrenton, running easterly along Va. Route 672 670 to its intersection with Va. Route 643; thence southeasterly along Va. Route 643 to its intersection with Va. Route 674; thence northerly along Va. Route 674 to its intersection with Va. Route 670; thence easterly on Va. Route 670 to its intersection with Va. Route 602; thence northeasterly along Va. Route 602 to its intersection with Va. Route 670; thence easterly along Va. Route 670 to its intersection with Va. Route 667; thence southeasterly along Va. Route 667 to its intersection with Va. Route 603; thence southerly along Va. Route 603 to its intersection with Va. Route 28; thence southwesterly along Va. Route 28 to its intersection with Va. Route 649; thence northwesterly along Va. Route 649 to its intersection with Va. Route 602; thence northeasterly along Va. Route 602 to its intersection with discontinued Va. Route 602; thence northeasterly along the centerline of discontinued Va. Route 602 to its intersection with continued Va. Route 602; thence northeasterly along continued Va. Route 602 to its intersection with Va. Route 643; thence northwesterly along Va. Route 643 to its intersection with Va. Route 663; thence southwesterly along Va. Route 663 to its intersection with Va. Route 674; thence northerly along Va. Route 674 to its intersection with Va. Route 616; thence northwesterly along Va. Route 616 to its intersection with U.S. Route 15-17-29; thence northerly along U.S. Route 15-17-29 to its intersection with the corporate limits of the Town of Warrenton; thence counterclockwise along the corporate limits of the Town of Warrenton to the point of beginning.

(2) Center magisterial district.-

(a) Baldwin Ridge precinct: Starting at the corporate limits of the Town of Warrenton and the intersection with U.S. Route 17; thence northerly along U.S. Route 17 to its intersection with Va. Route 628; thence northeasterly along Va. Route 628 to its intersection with Va. Route 672; thence southerly on Va. Route 672 to its intersection with Va. Route 605; thence southeasterly on Va. Route 605 to its intersection with U.S. Route 15-29-211; thence southwesterly on U.S. Route 15-29-211 to its intersection with Va. Route 605; thence easterly on Va. Route 605 to its intersection with Va. Route 670; thence southwesterly along Va. Route 670 to its intersection with Va. Route 602; thence southwesterly along Va. Route 602 to its intersection with Va. Route 670; thence southwesterly along Va. Route 670 to its intersection with Va. Route 674; thence southerly on Va. Route 674 to its intersection with Va. Route 643; thence northwesterly along Va. Route 643 to its intersection with Va. Route 672; 670 thence westerly along Va. Route 672 670 to the intersection of the eastern cul de sac of Va. Route 672 670 and the corporate limits of the Town of Warrenton; thence counter clockwise along the corporate limits of the Town of Warrenton to the point of beginning.

ZONING ORDINANCE TEXT AMENDMENT -- SECTION 8-201-18 -- AMEND  
THE DEFINITION OF SHOPPING CENTER SIGN

A public hearing was held to consider a Zoning Ordinance Text Amendment to Section 8-201.18 to allow shopping center signs to list the names of individual businesses within the shopping center. Sally Murray, Gwen Powell, Rich Spurocko, Dan O'Connell, and Rob Taylor spoke in favor of the amendment. Kitty Smith spoke in opposition. The public hearing was closed. Mr. Burton moved to adopt the following ordinance. Mr. Weeks seconded, and the vote for the motion was unanimous as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur W. Burton; Mr. James R. Green, Jr.; Mr. Larry L. Weeks

Nays: None

Absent During Vote: None

Abstention: None

ORDINANCE

AN ORDINANCE TO AMEND SECTION 8-201.18,  
DEFINITION OF SHOPPING CENTER SIGN

BE IT ORDAINED, by the Board of Supervisors of Fauquier County this 17th day of September 1996, That Section 8-201.18 of the Fauquier County Zoning Ordinance be, and is hereby, amended as follows:

18. Shopping Center Sign: A freestanding sign identifying the name of the shopping center and the individual enterprises or their products, services or amusements.

SPECIAL EXCEPTION -- METROPOLITAN LIFE INSURANCE COMPANY;  
ELIZABETH J. ANDES ESTATE; JOHN G. ANDES AND WILLIAM E. ANDES,  
JR., OWNERS, AND HAYNES-ANDERSON ASSOCIATES, APPLICANT --  
ALTERNATIVE WASTEWATER SYSTEM

A public hearing was held to consider a request for special exception approval from Metropolitan Life Insurance Company, Elizabeth J. Andes, Estate; John G. Andes and William E. Andes, Jr., Owners, and Haynes-Anderson Associates, Applicant, to operate alternative waste water treatment systems to serve three individual residences on three separate 50 acre parcels. The property is located on the west side of Sumerduck Road (Route 651) south of its intersection with Savannah Branch Road (Route 668), PIN #6886-66-0824-000; #6886-87-8415-000; and #6886-97-6628-000, Lee District. Harold Matthews spoke in favor of the request. No one else spoke. The public hearing was closed. Mr. Mangum moved to adopt the following resolution. Mr. Brumfield seconded, and the vote for the motion was unanimous as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur W. Burton; Mr. James R. Green, Jr.; Mr. Larry L. Weeks

Nays: None

Absent During Vote: None

Abstention: None

RESOLUTION

A RESOLUTION TO APPROVE SPECIAL EXCEPTION

REQUEST #SE96-L-22 FAUQUIER FARMS - ALTERNATIVE WASTEWATER  
SYSTEM

WHEREAS, the applicant, Charles Anderson, is requesting a special exception to allow the operation of alternative wastewater systems to serve three (3) individual single family residences proposed on three separate 50 acre parcels on the property as identified by PIN 6886-66-0824-000; 6886-87-8415-000; 6886-97-6628-000; and

WHEREAS, the Special Exception Application of the Fauquier Farms Alternative Wastewater Systems has been properly filed and all required notices of the public hearing have been properly made, and the applicant has presented evidence both oral and documentary, and the staff has a filed staff report, all indicating compliance with the general standards for special exception as set forth in Article 5 of the Zoning Ordinance and the Board further finds that the less restrictive standards of Article 5 paragraph 2002 of said Zoning Ordinance are met in this application; now therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 17th day of September 1996, That Special Exception #SE96-L-22, Fauquier Farms Alternative Wastewater Systems (PIN 6886-66-0824-000; 6886-87-8415-000; 6886-97-6628-000), be and is hereby, approved subject to the following conditions:

1. This approval shall only be for the location and operation of recirculating sand filtration with drip irrigation disposal systems to provide wastewater service for three (3) proposed 50 acre lots, noted as Lots 1, 2 and 3 of Fauquier Farms, Section II as presently identified by PIN 6886-66-0824-000; 6886-87-8415-000; 6886-97-6628-000.
2. The systems shall remain in conformance with all County and State Department of Health requirements at all times.
3. Health Department guidelines for the maintenance of the systems and the frequency of system monitoring shall be followed.
4. A maintenance contract shall be entered into with a reputable agency to carry out the schedule for the necessary system maintenance.
5. The deed for these properties shall indicate that the systems exist on the individual sites and note the conditions of special exception approval.

SPECIAL EXCEPTION -- KEITH AND SUSAN BYRD -- REDUCTION IN OPEN  
SPACE

A public hearing was held to consider a request for special exception approval for Keith and Susan Byrd for a reduction in the 85% open space requirement in order to provide a lot for their son and daughter-in-law. The property is located on the west side of Cabin Branch Road (Route 780) south of its intersection with Conde Road (Route 737), PIN #6945-67-1028-000, Marshall District. Keith Byrd and Kitty Smith spoke in favor of the request. No one else spoke. The public hearing was closed. Mr. Green moved to adopt the following resolution. Mr. Weeks seconded, and the vote for the motion was unanimous as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur  
W. Burton; Mr. James R. Green, Jr.; Mr. Larry L. Weeks  
Nays: None  
Absent During Vote: None  
Abstention: None

## RESOLUTION

A RESOLUTION TO APPROVE SPECIAL EXCEPTION  
REQUEST #SE96-M-24 BYRD OPEN SPACE REDUCTION

WHEREAS, the applicants, Keith W. and Susan T. Byrd are requesting a special exception approval for a reduction in the 85% open space requirement, in order to provide a lot for their son and daughter-in-law; and

WHEREAS, the Special Exception Application of the Byrd Open Space Reduction has been properly filed and all required notices of the public hearing have been properly made, and the applicants have presented evidence both oral and documentary, and the staff has a filed staff report, all indicating compliance with the general standards for special exception as set forth in Article 5 of the Zoning Ordinance and the less restrictive standards of paragraph 5-2600 of said Zoning Ordinance are met in this application; now therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 17th day of September 1996, That Special Exception #SE96-M-24, Byrd Open Space Reduction, be, and is hereby, approved subject to the following conditions:

1. The proposed Parcel B2, 25.0096 acres, shall be a non-common open space lot, requiring a non-common open space easement.
2. Parcel B1 (5.765) and Parcel B2 (25.0096 acres), as shown on the submitted plat, shall be deed restricted from any further subdivision.

REZONING REQUEST -- WAYNE M. DUNN, INC.; HUNTER CHAPMAN, TRUSTEE; AND TRIFAM SYSTEMS, INC.

A public hearing was held to consider a request from Wayne M. Dunn, Inc.; Hunter Chapman, Trustee; and Trifam Systems, Inc. to rezone 8.65 acres in the Bealeton Service District. The property is located on the south side of Oak Shade Road (Route 661) west of the intersection with Route 28 and near the Meadowbrook Subdivision, PIN #6889-85-0087; #6889-85-2255; #6889-75-8263; #6889-75-4241; and portions of #6889-75-2303-000; and #6889-84-3725-000, Lee District. Ron Schools, representing Mr. Dunn, and Kitty Smith spoke in favor of the request. No one else spoke. The public hearing was closed. Mr. Mangum moved to adopt the following ordinance. Mr. Brumfield seconded, and the vote for the motion was unanimous as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur W. Burton; Mr. James R. Green, Jr.; Mr. Larry L. Weeks

Nays: None

Absent During Vote: None

Abstention: None

ORDINANCE

AN ORDINANCE TO APPROVE REZONING REQUEST #RZ 96-L-03,  
DUNN BROTHERS, INC./TRIFAM SYSTEMS INC. (OAK MEADOWS)

WHEREAS, Dunn Brothers Inc. and Trifam Systems, Inc. have filed an application to amend the Fauquier County Zoning Map by changing the designation for 8.65 in the Bealeton Service District from RA (Agricultural) to the R-2 Residential District; and

WHEREAS, this rezoning request was filed in accordance with all of the provisions of Article 13-202 of the Fauquier County Zoning Ordinance; and

WHEREAS, the Fauquier County Planning Commission held a public hearing on August 29, 1996 regarding this rezoning request and recommended approval; and

WHEREAS, the applicant has voluntarily proffered certain conditions to address concerns raised during the Planning Commission's review of this rezoning request; and

WHEREAS, the Board of Supervisors on September 17, 1996, held a public hearing on this Rezoning Request; and

WHEREAS, by the adoption of this Ordinance the Board of Supervisors has determined that the public necessity, convenience, general welfare, or good zoning practice is satisfied by this amendment to the Fauquier County Zoning map; now, therefore, be it

ORDAINED by the Fauquier County Board of Supervisors this 17th day of September 1996, That Rezoning Request #RZ 96-L-03 to change the zoning designation for 8.65 acres on Oak Shade Road (Route 661) and further identified as parcel identification numbers 6889-75-4241-000, 6889-75-8263-000, 6889-85-0087-000, 6889-85-2255-000, 6889-75-2303-000 (portion) and 6889-84-3725-000 (portion), from RA to R-2 be, and is hereby, approved subject to the applicant's proffer statement dated September 9, 1996, the Concept Development Plan "A" dated September 6, 1996 and prepared by Scools and Townsend, P.C., and the Rezoning Plat dated July 18, 1996 and prepared by Schools and Townsend, P.C..

#### REZONING REQUEST -- VIRGINIA S. PEARSON ESTATE

A public hearing was held to consider a request from Edward Pearson to rezone 1.00 acre of a 2.09 acre parcel from C-2 Conditional to Village Residential. The property is located on the north side of John Marshall Highway (Route 55) between the Villages of Linden and Belle Meade, a portion of PIN #6001-84-8549- 000, Marshall District. Dan O'Connell, representing Mr. Pearson, spoke in favor of the request. No one else spoke. The public hearing was closed. Mr. Green moved to adopt the following ordinance. Mr. Burton seconded, and the vote for the motion was unanimous as follows:

Ayes: Mr. David C. Mangum; Mr. James G. Brumfield; Mr. Wilbur W. Burton; Mr. James R. Green, Jr.; Mr. Larry L. Weeks

Nays: None

Absent During Vote: None

Abstention: None

#### ORDINANCE

AN ORDINANCE TO APPROVE REZONING REQUEST #RZ 96-M-07,  
VIRGINIA S. PEARSON ESTATE

WHEREAS, the Virginia Pearson Estate and Edward Pearson have filed an application to amend the Fauquier County Zoning Map by changing the designation for 1 acre of a 2.09 acre parcel in the Village of Linden - Belle Meade from C-2 Conditional to Village Residential (V); and

WHEREAS, this rezoning request was filed in accordance with all of the provisions of Article 13-202 of the Fauquier County Zoning Ordinance; and

WHEREAS, the Fauquier County Planning Commission held a public

hearing on August 29, 1996 regarding this rezoning request and recommended approval; and

WHEREAS, the Board of Supervisors on September 17, 1996, held a public hearing on this rezoning request; and

WHEREAS, by the adoption of this Ordinance the Board of Supervisors has determined that the public necessity, convenience, general welfare, or good zoning practice is satisfied by this amendment to the Fauquier County Zoning map; now, therefore, be it

ORDAINED by the Fauquier County Board of Supervisors this 17th day of September 1996, That Rezoning Request #RZ 96-M-07 to change the zoning designation for the western most 1 acre of a 2.09 acre parcel in Linden - Belle Meade and further identified as parcel identification number 6001-84-8549-000, from C-2 (Commercial Highway) Conditional to Village Residential (V) be, and is hereby, approved.

With no further business, the meeting was adjourned.